



Dallas Downtown Historic District

**National Register of Historic Places
District Nomination**

**September 20, 2023
Dallas Downtown Association**





Presentation Summary

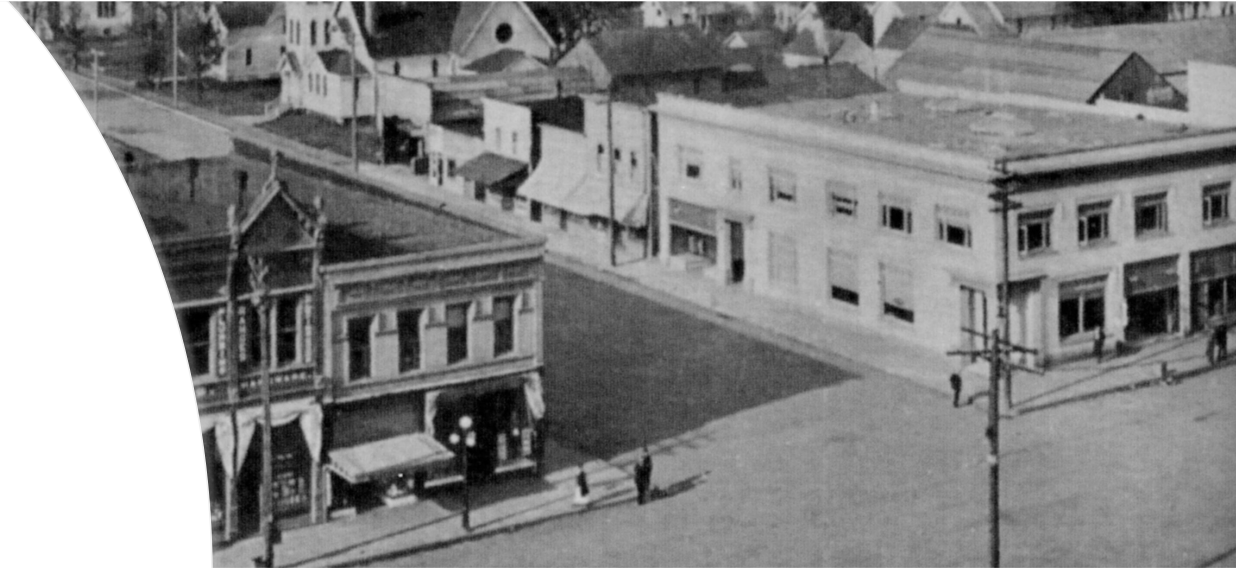
- National Register of Historic Places
- Similar Communities
- What National Register Listing Means





National Register of Historic Places

Districts – Sites – Buildings
– Structures – Objects



National Register Criteria for Evaluation

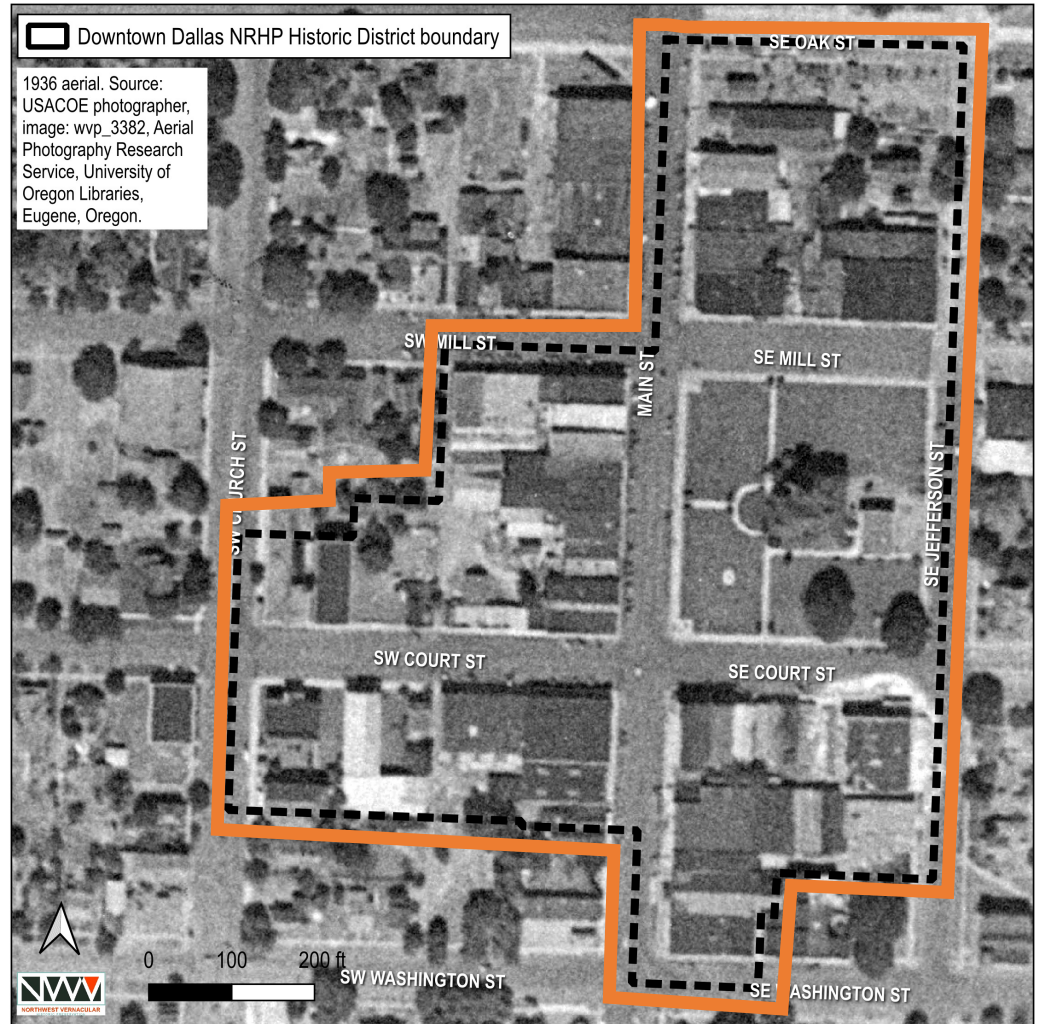
- **A. Be associated with important events that have contributed significantly to the broad pattern of our history; or**
- **B. Be associated with the lives of persons significant in our past; or**
- **C. Embody the distinctive characteristics of a type, period or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction; or**
- **D. Have yielded, or may be likely to yield, information important in prehistory or history**

Integrity

- Location (*moved?*)
- Setting (*surrounding character*)
- Design
- Materials
- Workmanship
- Feeling (*active commercial downtown?*)
- Association (*the place where the event occurred*)



Downtown Dallas Historic District





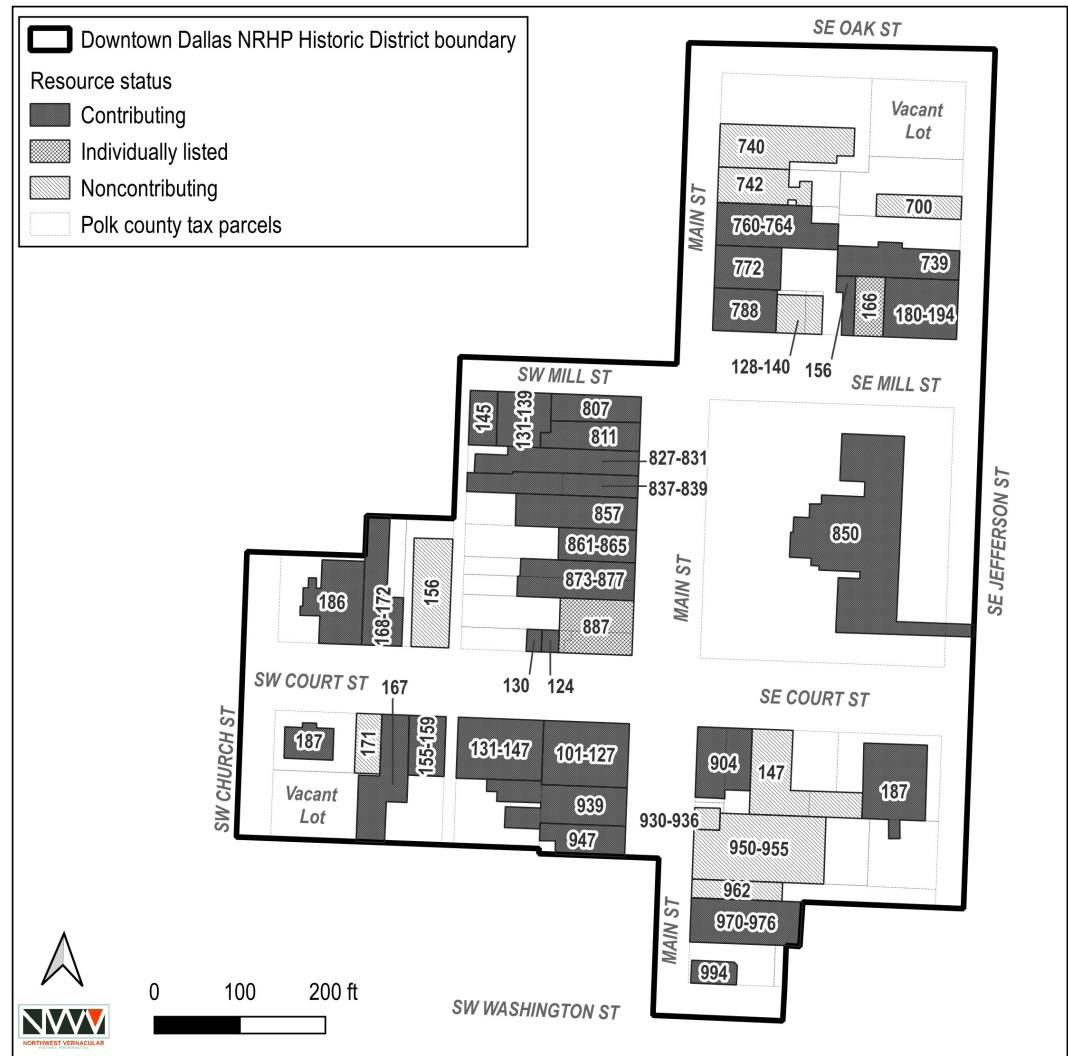
Status

- Contributing: built within the period of significance
- Noncontributing: lost integrity or built outside the period of significance

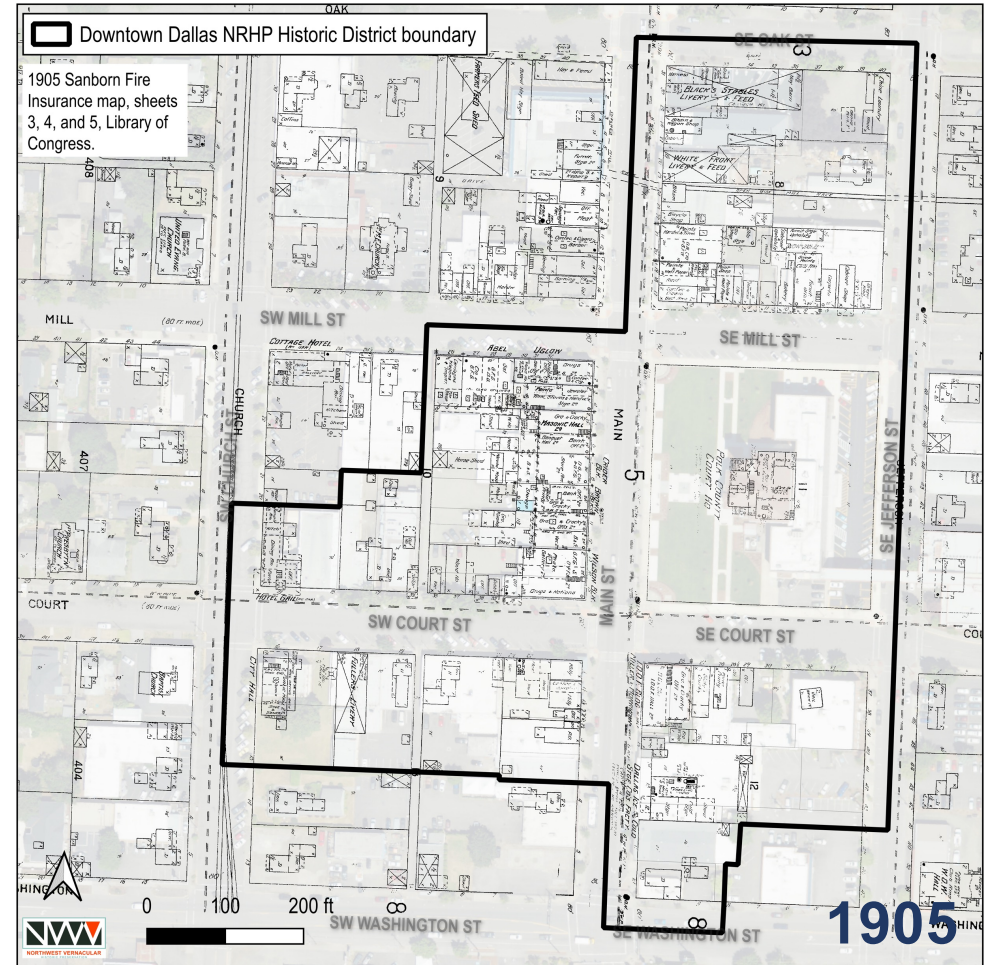
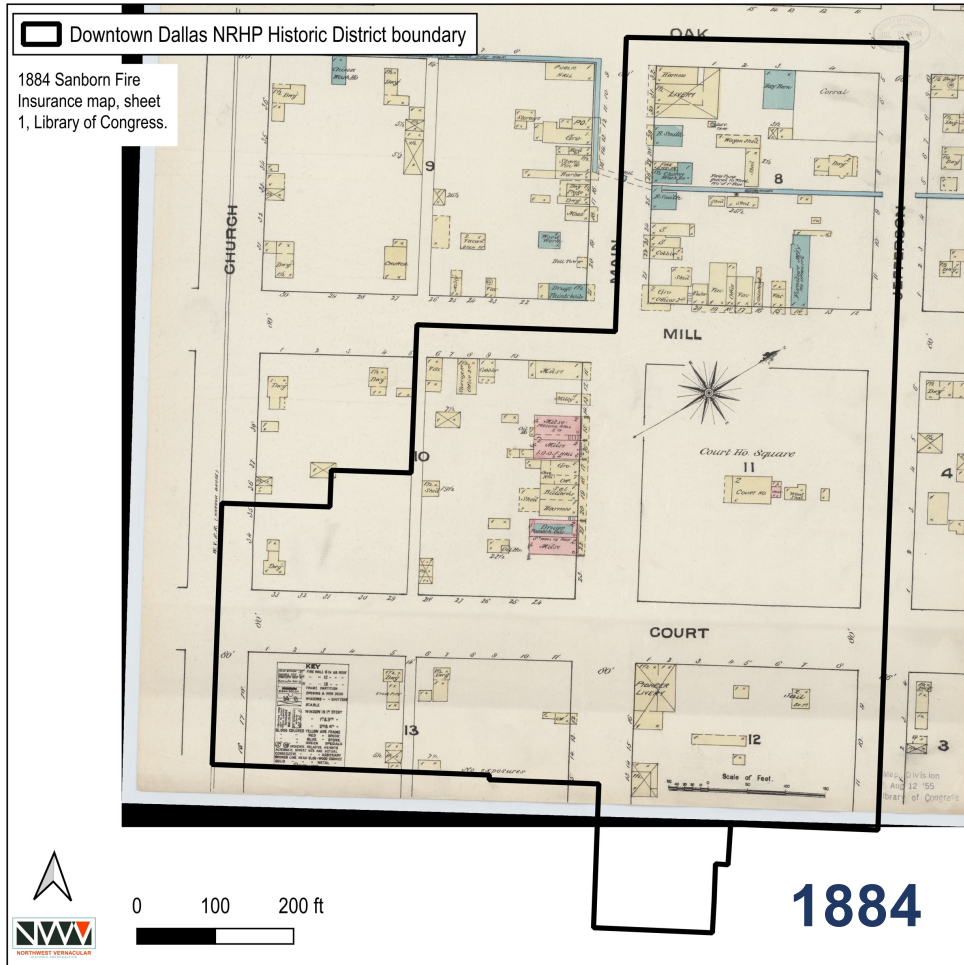


Contributing & Noncontributing

- 31 contributing
- 2 listed
- 10 noncontributing



Development Patterns



2020



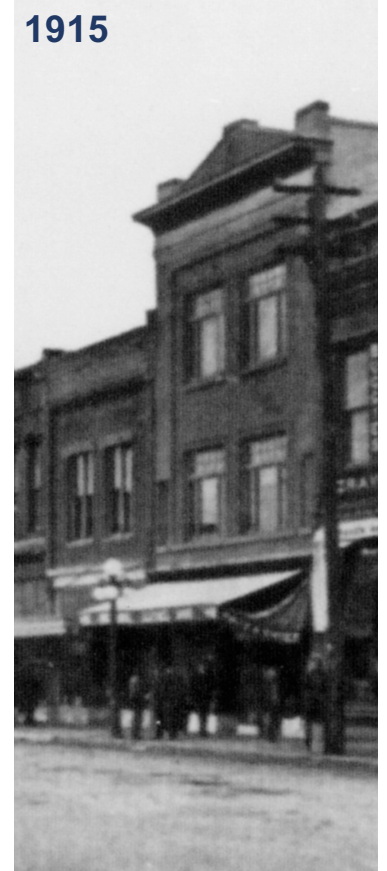
2020



1910



1915



837 Main Street

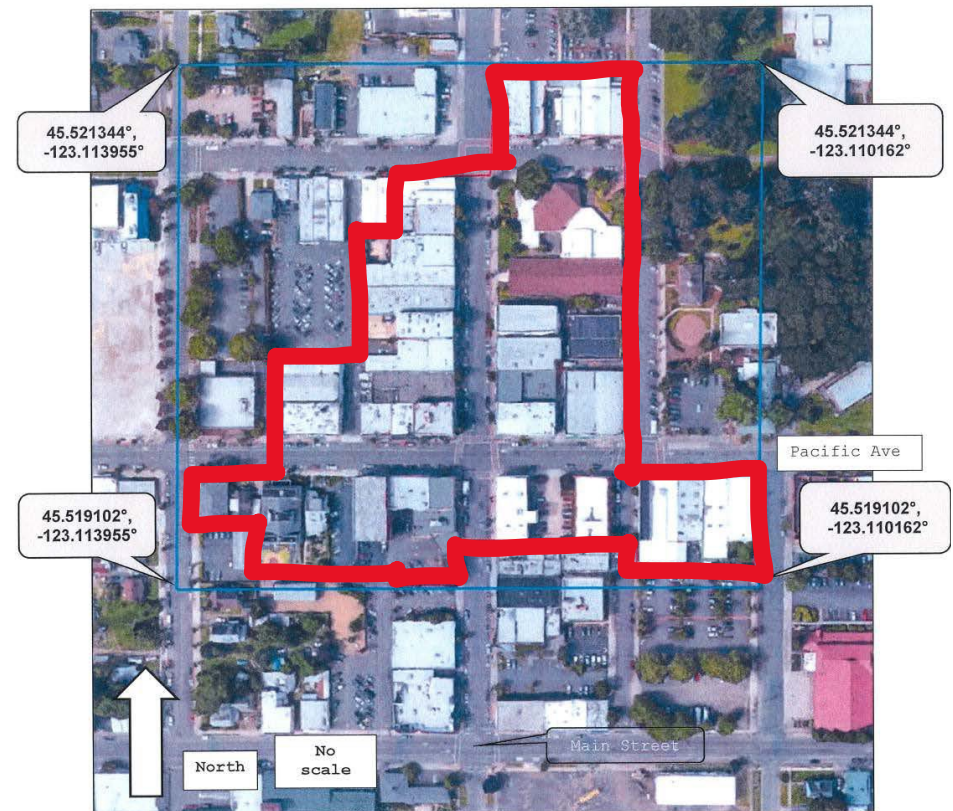
827-31 Main Street

Comparable Recently Listed Downtown Districts

- Forest Grove Downtown Historic District, listed in 2020
- Redmond Downtown Historic District, listed in 2017



Redmond Downtown Historic District



Source of base map: Google Maps

Forest Grove Downtown Historic District

Downtown Historic Districts & Main Street Status

District Name	City	Listed	Main Street Status
Ashland Downtown Historic District	Ashland	2000	NA
Astoria Downtown Historic District	Astoria	1998	accredited
Baker Historic District	Baker	1978	affiliated
Cottage Grove Downtown Commercial Historic District	Cottage Grove	1994	affiliated
La Grande Commercial Historic District	La Grande	2001	designated
Roseburg Downtown Historic District	Roseburg	2003	NA
Silverton Commercial Historic District	Silverton	1987	connected
South Main Street Commercial Historic District	Pendleton	1986	designated
St. Helens Downtown Historic District	St. Helens	1984	affiliated

National Register

Frequently Asked Questions

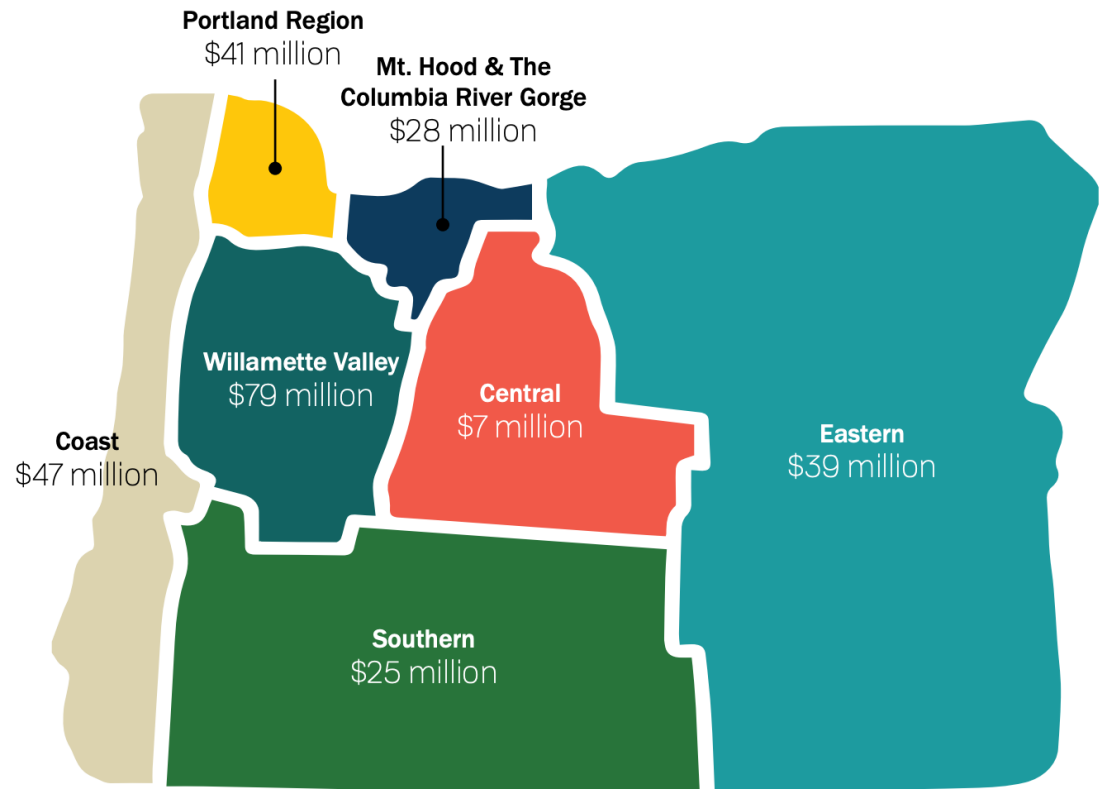
FAQS	NATIONAL REGISTER HISTORIC DISTRICT	DALLAS LOCAL LANDMARK REGISTER
Will listing protect the building from demolition?	Yes	Yes
Once listed, will design review be required for exterior alterations?	No	Yes
Does listing require owner consent?	No	Yes
Will listing recognize the property's significance?	Yes	Yes
Will listing inform local planning and heritage education?	Yes	Yes
Does listing provide review federally funded or licensed projects?	Yes	Yes
Are property owners of historic buildings able to receive free technical assistance from SHPO or the City?	Yes	Yes
Will listing be a factor in property valuation by Polk County Assessor?	No	No
Will listing affect owner's insurance?	No	No
Will the buildings have to be open to the public or tours?	No	No
Eligible for Federal Tax Credits?	Yes	No
Eligible for the Oregon Special Assessment Program?	Yes	Yes
Eligible for state and private grant programs?	Yes	Yes

Federal Historic Rehabilitation Tax Credits

- Federal tax credits could mean between **\$20,000 and \$90,000** for projects based on current building value ranges.
- In order to qualify for the program, projects must spend more than 100% of the adjusted basis of just the building.
- Estimating this based just off Polk County assessed improvement values this gives a general range for project scales:
 - Under \$100,000 at least 6 buildings
 - Between \$100,000 and \$200,000 at least 9 buildings
 - Between \$201,000 and \$450,000 at least 7 buildings
- Grants can be counted to achieving the expenditure threshold.

Heritage Tourism & Historic Preservation

- Heritage visitors stay longer, visit more places, and spend more per day than do tourists with no interest in historic resources.
- Historic districts are a draw for small and start-up businesses
- Main Street Program and Historic Preservation



Figures reflect total attributable economic output generated by Main Street programs from 2011-2021. Average impacts by program tiers including Performing Main Streets, Transforming Downtowns, and Exploring Downtowns were used to calculate regional impacts.
Source: IMPLAN

https://www.oregon.gov/oprd/OH/Documents/2022OMS_Impact_Report.pdf



Connection with Main Street Approach



NEXT STEPS

